





**AGENDA**  
**SCOTTSDALE DEVELOPMENT REVIEW BOARD**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**JUNE 19, 2003**  
**1:15 P.M.\***

**\*PLEASE NOTE THE SPECIAL STARTING TIME OF 1:15 P.M.**

**ROLL CALL**

**MINUTES APPROVAL**

1. 6-05-2003 DRB Minutes

**CONSENT AGENDA** - Any item may be requested to be removed for separate action by the Development Review Board.

**CONSENT AGENDA**

- |                 |   |            |
|-----------------|---|------------|
| 2. 13-PP-2001#2 | DC Ranch Parcels 2.17,2.18 and 2.19,<br>Phase 2 - Replat<br>Site Plan & Elevations<br>SEC Desert Camp Dr & 96th Street<br>Alignment                           | Tim Curtis |
| 3. 10-PP-2003   | Montacino McDowell Mountain<br>Preliminary Plat<br>330' west of the SWC of Shea Boulevard<br>& 124th Street<br>George F Tibsherany Inc,<br>Architect/Designer | Tim Curtis |
| 4. 12-PP-2003   | Colina Vista<br>Replat for 16 Residential Lots<br>NWC of Cholla Rd & Pima (101) Freeway<br>LVA Urban Design Studio,<br>Architect/Designer                     | Tim Curtis |

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|------------------|---|-----------------|
| 5. 173-DR-1985#4 | Ferrari-Maserati Dealership<br>Elevation Materials & Color Changes<br>6825 E McDowell Rd<br>Studio W2, Inc., Architect/Designer   | Bill Verschuren |
| 6. 116-DR-1998#5 | Shops C at Saddle Mountain Plaza<br>Site Plan & Elevations<br>11495 N 136th St<br>K & I Architects, Architect/Designer  | Keith Niederer  |
| 7. 89-DR-1999#2  | Monarch Resort<br>Site Plan & Elevations<br>7171 N Scottsdale Rd<br>Todd & Associates, Architect/Designer   | Bill Verschuren |
| 8. 26-DR-2003    | Market Street Commons - Parcel 2.6 @<br>DC Ranch<br>Site Plan & Elevations<br>NEC 90th Place & 90th Street<br>Dale Gardon Design, Architect/Designer  | Tim Curtis      |
| 9. 29-DR-2003    | McDowell Mountain Business Center II<br>Site Plan & Elevations<br>Directly north of Westworld, between<br>90th & 91st Streets (south of the Rio Verde<br>James Elson Architect,<br>Architect/Designer | Al Ward         |
| 10. 37-DR-2003   | L A Fitness<br>Site Plan & Elevations<br>1900 N Scottsdale Rd<br>Robert Kubicek Architects,<br>Architect/Designer   | Tim Curtis      |

### **REGULAR AGENDA**

- |                  |   |              |
|------------------|---|--------------|
| 11. 27-DR-2001#2 | Cricket Communications<br>Revised Screen Wall Elevations<br>NEC Hayden & Jomax Rds.   | Jayna Shewak |
| 12. 28-DR-2003   | The Villages at Pinnacle Peak<br>Site Plan & Elevations<br>West of the NWC of Alma School &<br>Jomax Roads<br>S K D Inc, Architect/Designer | Al Ward      |

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- |                |   |                 |
|----------------|---|-----------------|
| 13. 33-DR-2003 | Loloma - Phase 1, Downtown Scottsdale<br>Residential<br>Site Plan & Elevations<br>7033 E Main St<br>DFD CornoyerHedrick,<br>Architect/Designer                        | Bill Verschuren |
| 14. 34-DR-2003 | Eckerd Drug Store<br>site plan & elevations for a new<br>drugstore and a commercial pad<br>NWC Indian School & Miller Rds<br>Sam J West Architect, Architect/Designer | Tim Curtis      |

### **ADJOURNMENT**

### **DEVELOPMENT REVIEW BOARD CONSISTS OF:**

Cynthia Lukas, Council Member  
Dave Gulino, Commission Member  
E.L. Cortez, Vice Chairman  
Michael D'Andrea, Development Member

Anne Gale, Development Member  
Jeremy Jones, Design Member  
Michael Schmitt, Design Member



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

BFUL 6/4/2003

**DRAFT MINUTES FOR THE  
06/05/03 DRB HEARING  
WERE NOT AVAILABLE  
AT THE TIME OF PRINTING  
FOR THIS PACKET.**

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 19, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Replat DC Ranch Parcels 2.17, 2.18, and 2.19**

## REQUEST

Request to approve a re-plat on a portion of DC Ranch Parcels 2.17, 2.18, and 2.19, for 6 additional residential lots on 7.1<sup>+/-</sup> acres.

**13-PP-2001#2**

### Key Items for Consideration:

- This will add 6 more lots to an existing subdivision.
- The development will comply with the Master Plans for Planning Units II and IV.

## OWNER

DC Ranch L.L.C.  
480-367-7000

## APPLICANT CONTACT

Karrin Taylor  
Biskind, Hunt & Taylor, P.L.C.  
602-955-3452

## LOCATION

SEC Desert Camp Dr & 96th Street Alignment

## BACKGROUND

### Zoning.

DC Ranch is a master planned community. The site is zoned Single Family Residential District/Planned Community District (R1-18/PCD and R1-7/PCD). The residential zoning districts also allow religious facilities and public schools as by-right uses. Private schools require use permits.

### Context.

The site is located southwest of the curve in Thompson Peak Parkway off Desert Camp Drive. This project is an extension of an existing 83-lot subdivision to the north. The Pima Acres subdivision is to the west, and the Reata Wash to the east and south.

## APPLICANT'S PROPOSAL

### Goal/Purpose of Request.

The request is to approve a re-plat of existing 83-lot subdivision to add 6 lots. The original subdivision was approved in August 2002, and consists of three parcels within the DC Ranch master planned community. Improvements to the Reata Wash to the southeast will provide sufficient flood control protection to extend the south end of the subdivision for 6 new lots. The planned cul-de-sac will be extended to provide access to the new lots.

The site is located along the northwest side of the Reata Wash and will need minimal fill along its east side for protection purposes from the flows of the wash. The site has a 90-foot buffer to the existing Pima Acres subdivision to the west. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

**Development information.**

- *Existing Use:* Open Desert
- *Parcel Size:* 7 acres
- *Number of Lots:* 6
- *Building Height Allowed:* 22 feet

**IMPACT ANALYSIS**

**Traffic.**

The existing cul-de-sac street will be extended and designed to accommodate the proposal.

**Airport Vicinity.**

This property is located outside the airport noise influence area.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site.

**Police/Fire.**

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

**Schools.**

Scottsdale Unified School District has been notified of this application, and there are no capacity issues.

**Open space.**

Open space tracts will be provided within the subdivision and along washes through the site, consistent with the Environmental Design Master Plan (EDMP).

**Community Impact.**

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan.

**Community Involvement.**

DC Ranch has posted this development in their newsletter. Other than general inquiries, there have been no comments regarding this case.

**STAFF  
RECOMMENDATION**

**Recommendation:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**

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Tim Curtis, AICP  
Report Author

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Photo Exhibit
5. Site/Re-Plat Map
6. Conceptual Landscape & Wall Plan
- A. Stipulations
- B. Ordinance Requirements



# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 19, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

<b>SUBJECT</b>	<b>Montacino McDowell Mountain</b>
<b>REQUEST</b>	<p>Request to approve 28 residential lots with amended development standards on a 7.226 acre parcel.</p> <p><b>10-PP-2003</b></p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• An 80 foot wide scenic corridor will be provided along Shea Blvd.</li><li>• The natural area open space (NAOS) in the Scenic Corridor will be enhanced.</li></ul>
<b>OWNER/APPLICANT CONTACT</b>	<p>Dick Lloyd Montacino McDowell Mountain LLC 480-797-2722</p>
<b>LOCATION</b>	<p>330' west of the southwest corner of Shea Boulevard &amp; 124th Street</p>
<b>BACKGROUND</b>	<p><b>Zoning.</b></p> <p>The site is zoned Single Family Residential, Environmentally Sensitive Lands (R1-5 ESL; Case 23-ZN-2002). The R1-5/ESL District allows for 4,700-square-foot residential lots, or larger. The residential zoning district also allows religious facilities and public schools as by-right uses. Private schools require use permits.</p> <p><b>Context.</b></p> <p>This property is located on the south side of Shea Boulevard, east of the Central Arizona Project (CAP) Canal and west of 124<sup>th</sup> Street. The surrounding property is zoned R1-43/ESL to the northeast, and R1-43 to the southwest. The site is bounded by Shea Boulevard to the north, a single-family residential lot to the east, and drainage washes to the south and west. The property has been previously disturbed from construction of Shea Boulevard to the north and the regional retention basin to the south.</p>
<b>APPLICANT'S PROPOSAL</b>	<p><b>Goal/Purpose of Request.</b></p> <p>This is a request to approve a 28-lot single-family subdivision. The applicant proposes to subdivide the property into 28 single-family lots having a minimum size of 5,300 sq.ft.</p> <p>Amended development standards were approved with the rezoning case for front yard setbacks and lot widths with this development. The amended development standards provide thinner yet deeper lots for their housing product, which has a casita in the front. The applicant will also be providing larger lot sizes (5,300 sq.ft.) than the minimum 4,700 sq.ft. The amended standards help achieve the 80-foot wide scenic corridor easement along Shea Boulevard and the open space along the south.</p>

One private gated access will be provided from Shea Boulevard. The entrance gate will be flanked by cultured stone veneer columns, which also occur intermittently in the perimeter wall surrounding the subdivision. View fences are proposed for the west and south perimeter walls, and secondary retaining walls are proposed where wall heights begin to exceed 8 feet in height.

Landscaping will be desert materials, with the scenic corridor and natural area open spaces enhanced with additional native trees and revegetation.

**Development information.**

- *Existing Use:* Vacant/Open Desert
- *Parcel Size:* 7.2 gross acres (6.3 net acres)
- *Number of Lots:* 28
- *Proposed Density:* 3.8 homes per acre
- *Building Height Allowed:* 24 feet maximum in ESL
- *Open Space:* Minimum 80 foot wide Scenic Corridor along Shea Blvd.  
56,600 square feet of NAOS (1.2 acres)

**IMPACT ANALYSIS**

**Traffic.**

There is only one access point to this property from Shea Boulevard. Because there is no access to 124<sup>th</sup> Street, all traffic must access the property from Shea Boulevard. There is an existing raised median in the center of Shea Boulevard, so traffic from this property wishing to travel west most likely will cross 3 lanes of traffic and do a U-Turn at 124<sup>th</sup> Street. The proposed internal street on the site extends to the east property line, and may be extended further to 124<sup>th</sup> Street if that option becomes available in the future.

**Water/Sewer.**

There are existing water and sewer lines with adequate capacity in Shea Boulevard, so there are no water and sewer impacts.

**Police/Fire.**

The property is located in Police District 2, which is served by 90<sup>th</sup> Street/Via Linda station. The anticipated fire response time is less than 5 minutes, with service coming from the nearest Fire Station (Station 815) located near Shea Blvd. and 132<sup>nd</sup> St. Since this proposal reduces the allowed number of dwelling units previously approved on the site, there are no anticipated police or fire impacts.

**Schools.**

Scottsdale Unified School District has been notified of this application. The change of zoning reduces density and the anticipated number of students. There are no projected capacity issues at Laguna Elementary School and Mountainside Middle School, however there are projected capacity issues at Desert Mountain High School (10-year projection). The capacity of DMHS is 2400 students. 10-year projections indicate that DMHS will approach 2500 students and will be over crowded. As a result, the 4 anticipated additional high school students from this development would contribute to the overall overcrowded condition at the high school.

**Open Space/Scenic Corridors.**

The applicant is providing a minimum 80-foot wide scenic corridor easement along Shea Boulevard, and a minimum of 1.2 acres of natural area open space (NAOS). The applicant is providing a minimum 15-foot setback from the south property line adjacent to an existing drainage wash.

**Community Involvement.**

During the rezoning process in xx, the applicant held 3 community meetings, has notified property owners within 750 feet, and has discussed their proposal with the Northeast Scottsdale Property Owners' Association (NESPOA). Other than general inquiries, there has been no comment regarding this proposal. There is no known opposition.

**STAFF**

**RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE**

**DEPT(S)**

**Planning and Development Services Department**

Current Planning Services

**STAFF CONTACT(S)**

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

**APPROVED BY**

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Tim Curtis, AICP  
Report Author

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
- 2B. Applicant-Submitted Aerial Map
3. Zoning Map
4. Photo Exhibit – Existing Conditions
5. Preliminary Plat Map/Site Plan
6. Landscape Map
7. Wall Designs (3 pages)
  - A. Stipulations
  - B. Ordinances

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 19, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT** Colina Vista Replat

**REQUEST** Request to approve replat for 16 residential lots with amended development standards on a 9.2+/- acre parcel.  
**12-PP-2003**

**Key Items for Consideration:**

- This property was previously subdivided into 32 lots in 1985, but was acquired by ADOT to construct the Pima-101 Freeway.
- The remaining property not used for the freeway will be subdivided into 16 lots.

**OWNER** Vestar LLC  
732-292-9161

**APPLICANT CONTACT** John Berry  
Beus Gilbert P L L C  
480-429-3003

**LOCATION** NWC of Cholla Rd & Pima (101) Freeway

**BACKGROUND** **Zoning.**  
The site is zoned Single Family Residential/Planned Residential Development District (R1-18/PRD). The R1-18/PRD zoning district(s) allow for 18,000 square foot residential lots or larger. The residential zoning districts also allow religious facilities and public schools as by-right uses. Private schools require use permits.

**Context.**  
This property was previously subdivided into 32 lots in 1985, but the east half of the property was used for the Pima-101 Freeway construction. This property is located on Cholla Road and abuts the freeway to the east, and is surrounded by single-family homes to the north, south, and west. The abutting freeway is at a much lower elevation than this property, and is separated from the property by 180 feet of sloping berm. The property was previously graded and is relatively flat.

**APPLICANT'S PROPOSAL** **Goal/Purpose of Request.**  
This is a request for approval of a preliminary subdivision plat of 9.2 acres into 16 lots (approximately 2 homes per acre). Lots have an average size of 18,000 square feet, with the smallest having 18,000 square feet. One point of access to the subdivision will be from Cholla Road to the south.

Stormwater retention basins flank the gated entrance, which will be 3 feet deep and landscaped. A new 7 foot tall wall will be constructed along the freeway. Wall and gate colors will be tan.

**IMPACT ANALYSIS****Traffic.**

Improvements to Cholla are proposed, including sidewalks, and the private internal street will be constructed to City standards. One sidewalk is proposed on the west side of the private internal street.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site.

**Police/Fire.**

Police and fire facilities exist within 2 miles, and there are no service impacts.

**Schools.**

Scottsdale Unified School District has been notified of this application, and there are no capacity issues.

**Open space.**

Open space will be provided at the entrance of the subdivision.

**Community Involvement.**

The applicant has notified the surrounding neighbors. Other than general inquiries, there have been no comments regarding this case.

**STAFF  
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

**APPROVED BY**

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Tim Curtis, AICP  
Report Author

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A Aerial Close-Up
3. Zoning Map
4. Context Photos (Enclosure)
5. Replat Map (3 pages)
6. Conceptual Landscape Plan
7. Entry/Monument Signage
- A. Stipulations
- B. Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 173-DR-1985#4  
**REQUEST:** Approve changes to elevation materials and colors  
**PROJECT NAME:** Ferrari-Maserati Dealership  
**LOCATION:** 6825 E McDowell Rd

**DEVELOPER/OWNER:** United Auto Group West Inc  
**ARCHITECT/DESIGNER:** Studio W2, Inc.  
**ENGINEER:** N/A  
**APPLICANT/COORDINATOR:** Studio W2, Inc./Lauri McNeill  
5063 E Via Montoya  
Phoenix, AZ 85054  
602-703-6025

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** The applicant notified all property owners within 300 through a letter. There have been no comments from the public regarding this proposal at the time of drafting this report.

**REQUEST:** The applicant seeks approval of a remodel to the northwest elevation of the existing building. The remodel consists of changes in the façade materials and colors. All signs will require a separate review and approval.

**LOCATION & ZONING:** The existing building is located on the southeast corner of McDowell Road and 68<sup>th</sup> Street, specifically 6825 McDowell Road. The property is currently zoned Highway Commercial (C-3) and contains a Conditional Use Permit for an automobile dealership.

**CHARACTERISTICS:** This is an existing car dealership building, Ferrari-Maserati is moving into the site.

**DISCUSSION:** The profile of the existing northeast façade of the building will remain the same. The applicant proposes to change only the materials and colors on certain portions of the façade. An alucobond metal panel system is proposed just on the showroom fascia. In the past the Development Review Board has been hesitant in approving metal sheathing on buildings. In this case, the alucobond is used only along the fascia as an accent compared to the entire building. The remainder of this façade and the other three facades of the building will remain as E.F.I.S. (stucco). The alucobond will be painted "Lemon Ice" with a flat finish to eliminate any glare. The remainder of the building will also be painted a "Lemon Ice" to match the alucobond. A black band will be placed along the upper portion of the fascia and will continue around the entire building. The applicant

proposes to face the E.I.F.S. (stucco) columns, holding up the canopy, with brushed anodized aluminum covers.

**RELATED CASES:** 62-UP-85, 173-DR-85, 173-DR-85#2, 35-UP-87, 59-SA-2003

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Elevations
- #6-Perspective
- A-Stipulations
- B-Ordinance Requirements



**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 116-DR-1998#5  
**REQUEST:** Approve site plan & elevations for a retail facility  
**PROJECT NAME:** Shops C at Saddle Mountain Plaza  
**LOCATION:** 11495 N 136th St

**DEVELOPER/OWNER:** Red Capital Development  
**ARCHITECT/DESIGNER:** K & I Architects  
**ENGINEER:** JMA Engineering  
**APPLICANT/COORDINATOR:** K & I Architects/KristJan Sigurdsson  
1850 N Central Ave Ste 200  
Phoenix, AZ 85012  
602-248-0286

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Staff has received two phone calls on this case from the public requesting more information about the request as of the writing of this report.

**REQUEST:** Request to approve a 12,468 square foot in-line retail building within the Saddle Mountain Plaza commercial center.

**LOCATION & ZONING:** Saddle Mountain Plaza is located at the northeast corner of Via Linda and 136<sup>th</sup> Street. This center has Planned Neighborhood Center, Environmentally Sensitive Lands (P.N.C. ESL) zoning.

**HISTORY:** This site has had PNC (Planned Neighborhood Center) zoning approved since 1979. Case 116-DR-1998 approved the overall site plan for Saddle Mountain Plaza on September 3, 1998. Case 116-DR-1998#3 approved a 2-story, 20,000 square foot office building on the subject site on August 19, 1999. This building was never constructed and the approval has lapsed.

**DISCUSSION:** The applicant is requesting approval of a new 12,468 square foot, multi tenant retail building within the center portion of the Saddle Mountain Plaza. This is the final phase of the center to be developed. To the south of the proposed building is a Walgreens drug store, to the north is another existing in-line retail building that is part of the same center, to the east is a 240 foot wide strip of Natural Area Open Space and beyond that is a single family residential neighborhood, part of the Scottsdale Mountain community. To the south are the proposed parking spaces and the recently approved future animal hospital pad site.

The site plan consists of a ten suite, single story in-line retail building set in the eastern portion of the parcel facing west or towards 136<sup>th</sup> Street. At the rear of the building is a

cross access driveway that also contains the trash enclosure locations. Per staffs request, the applicant has provided pedestrian connections both to the existing shops to the north and the Walgreens store to the south.

The architecture and character of the proposed building is designed to integrate with the existing buildings within Saddle Mountain Plaza. The colors and building materials are also similar to those that exist within the center.

- The main color of the front elevation of the building is proposed to as Dunn Edwards "Baked Potato".
- The cornice parapet is proposed as Dunn Edwards "Hawk Brown".
- The columns are proposed to have a stone veneer base similar to the other buildings within the center. This stone veneer base is also present on the side elevations as well.
- Three accent metal panels with standing seams at a 45-degree angle over wood framing are proposed above the store entries and windows, again similar to those that exist within the center. The color of the accent bands is proposed as Dunn Edwards "Copper Age."

The rear elevation has been modified since the initial submittal with the addition of a second color and more defined stucco joints. All proposed colors meet the Munsell color book and light reflective value requirements of the Environmentally Sensitive Lands Ordinance.

The landscape plan is also consistent with the existing palette of Saddle Mountain Plaza. Selected trees include Ironwood, Blue Palo Verde and Desert Museum. The proposed shrubs and groundcovers consist of Creosote, Brittle Bush, Baja Fairy Duster, White Bur Sage, Desert Marigold and Blackfoot Daisy.

**RELATED CASES:** 3-ZN-87, 116-DR-98

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Keith Niederer  
Planner  
480-312-7000

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscape Plan
- #7-Elevations
- #8-Floor Plans
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 89-DR-1999#2  
**REQUEST:** Approve site plan & elevations for expansion/renovation of conference facilities, lobby & restaurant at existing resort facility  
**PROJECT NAME:** Monarch Resort  
**LOCATION:** 7171 N Scottsdale Rd

**DEVELOPER/OWNER:** MIP Scottsdale LLC & Delaware LLC  
**ARCHITECT/DESIGNER:** Todd & Associates  
**ENGINEER:** Barooks-Hersey & Assoc.  
**APPLICANT/COORDINATOR:** Todd & Associates/Doug Sexton  
4019 N 44th St  
Phoenix, AZ 85018  
602-952-8280

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** The Water Department has reviewed and approved the water feature located at the porte cochere.

**PUBLIC COMMENTS:** The applicant has notified all property owners within 300 ft. of the site by letter. There have been no comments from the public regarding this project at the time of drafting this report.

**REQUEST:** The applicant seeks approval of a renovation and expansion of the existing Radisson Resort. The renovations are planned for the lobby and restaurant area at the main entrance of the building. The applicant proposes to add a second story over the existing lobby and restaurant area. The first floor renovations include a new lobby area, a pub, a lounge, and a mezzanine level for executive offices. Second floor renovations consist of an atrium, a restaurant with an outdoor patio overlooking the pool, and conference dining. The expansion includes a conference facility addition to the northeast corner of the building.

**LOCATION & ZONING:** The property is located approximately 1,000 ft. north of the corner of Scottsdale Road and Indian Bend Road, specifically 7171 N. Scottsdale Road. Again, there is an existing resort located on the site, zoned Resort District (R-4R). There are office and retail buildings located north and south of the property. A golf course borders the eastern property line and Scottsdale Road to the west, followed by the Town of Paradise Valley proper.

**DISCUSSION:** There are two parts of this request: the renovation and expansion to the existing resort.

#### Renovation

As it exists, the one story building is a fairly simple design, but uses a variety of building materials including stucco and cultured stone veneer. The front façade, where one enters the lobby, consists of an entryway framed with cultured stone, louvered narrow windows, and a flat porte cochere held up with cultured stone columns, and a water feature. The applicant proposes to tear this section of the facade down and gut the interior of the building behind the façade that includes a lobby, restaurant, and pub. This area will be completely renovated including the addition of a second story.

The architectural style for the new front façade is to be contemporary with simple clean lines. Setting the second floor back from the first and providing a recessed front entry breaks up the mass of the façade. Second floor windows, to the interior dining areas and atrium, contain an overhang giving some shade and more depth to the facade. Staff suggests that the applicant considers expanding the depth of the overhang to provide better shade. A new porte cochere will be added. The sidewalks leading out of the porte cochere have a trellis system built over them giving some shade to pedestrians and further breaking up the mass of the façade. Placed in the middle of the building is a multiple hipped rotunda with clerestory windows that extends to the ground floor giving the lobby and atrium areas natural light. The architectural feature extends to a height of 47 ft. and meets the zoning ordinance height requirements.

#### Expansion

Two smaller buildings located on the northeast corner of the main resort building will be removed. In their place, the applicant will construct a two-story conference area that will connect to existing conference rooms located in the main resort building. This expansion will consist of approximately 40,000 sq. ft. As proposed on the front façade, the applicant uses the same architectural style of contemporary with simple clean lines. The facades have been broken up vertically and horizontally to break up the mass of the walls. A trellis system, matching the front façade system, has been placed over all of the sidewalks adjacent the building.

The renovation, expansion, and exiting facades areas between will have the same texture applied to them. They will consist of a stucco finish with medium sand texture. The guest room wing, located on the southeast portion of the building, will not be re-textured. The new stucco will be painted a light beige/sand color (Desert Castle).

The existing landscaping in the area of the expansion and renovations will be disturbed during the construction process. The proposed landscaping is confined to immediate surroundings of the expansion and renovation areas. Nineteen trees have been salvaged and relocated within the site and 27 trees, in close proximity to the construction, have been preserved. To match the existing landscaping on site, the trees consist of the White Orchid, Palo Brea, Indian Laurel Fig, Jacaranda, Texas Ebony, Queen Palm, and Date Palm. The existing Date Palms will remain (relocated) at the front entrance along both

sides of the porte cochere. More Palo Brea trees will be added along the front sidewalks to help provide shade and within the parking lot islands. The south side of the new conference facility, next to the pool, will consist of White Orchid and Jacaranda trees to match the existing pool area trees. The north and east sides of the facility has Indian Laurel Fig and Palo Brea as base planting to the building and to help provide shade along the sidewalks. A variety of shrubs and groundcovers, to match the existing landscaping, will also be planted.

**RELATED CASES:** 117-DR-74, 93-DR76, 50-DR-78, 11-BA-80, 119-DR-82, 36-ZN-82, 107-BA-84, 172-DR-84, 173-DR-84, 174-DR-84, 82-DR-86, 91-ZN-86, 133-DR-97, and 89-DR-99

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Overall Site Plan
- #6-Partial Site Plan
- #7-Landscaping Plan
- #8-Lobby Area Elevations (renovation)
- #9-Lobby Area Elevations (renovation)
- #10-Conference Area Elevations (expansion)
- #11-Conference Area Elevations (expansion)
- #12-Overall First Floor Plan
- #13-Overall Second Floor Plan
- #14-Lighting Plan
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 26-DR-2003  
**REQUEST:** Approve site plan & elevations for a 3-office building project called Market Street Commons on DC Ranch Parcel 2.6  
**PROJECT NAME:** Market Street Commons - Parcel 2.6 @ DC Ranch  
**LOCATION:** NEC 90th Place & 90th Street

**DEVELOPER/OWNER:** Dc Ranch LLC  
**ARCHITECT/DESIGNER:** Dale Gardon Design  
**ENGINEER:** Wood Patel & Associates Inc  
**APPLICANT/COORDINATOR:** Dale Gardon Design/Dale Gardon  
8160 N Hayden Rd Ste J108  
Scottsdale, AZ 85258  
480-948-9666

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Other than general inquiries, there have been no public comments regarding this case.

**REQUEST:** This is a request to approve the site plan and elevations for a three office buildings on a 2.5-acre site.

**LOCATION & ZONING:** The property is located at the northeast corner of the 90<sup>th</sup> Street and 90<sup>th</sup> Place intersection at Market Street Commons on DC Ranch Parcel 2.6. The property is zoned Commercial Office/Planned Community Development District (C-O/PCD).

**CHARACTERISTICS:** The property is surrounded on three sides by streets, and a drainage wash on the east side. The site gradually slopes to the south.

**DISCUSSION:**

The proposed buildings amount to approximately 25,000 square feet of office space. Access to the site will be from the south at 90<sup>th</sup> Place. The buildings share common parking and courtyard spaces, and have been designed with a strong street presence at 90<sup>th</sup> Street and Thompson Peak Parkway.

Building heights range from 24 feet to 34 feet, and all buildings share similar architectural styles and details (contemporary western regional ranch character). A range of materials are proposed, consistent with the Market Street Commons theme, and include a variety of earth-toned stucco colors, masonry bricks, concrete walls, wood trim, and gray metal roofing.

Landscaping will be desert materials consistent with the Market Street Commons theme, and a connection to the DC Ranch trail network will be provided.

**RELATED CASES:** 54-ZN-1989

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Tim Curtis, AICP  
Project Coordination Manager  
480-312-7000

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Building A1 Elevations & Floor Plans
- #6-Building A2 Elevations & Floor Plans
- #7-Building B Elevations & Floor Plans
- #8-Building C Elevations & Floor Plans
- A-Stipulations
- B-Ordinance Requirements



**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 29-DR-2003  
**REQUEST:** Approve site plan & elevations for an office/warehouse project  
**PROJECT NAME:** McDowell Mountain Business Center II  
**LOCATION:** North of WestWorld, between 90th & 91st Streets

**DEVELOPER/OWNER:** Croatian Industrial  
**ARCHITECT/DESIGNER:** James Elson Architect  
**ENGINEER:** Hunter Engineering & Associates  
**APPLICANT/COORDINATOR:** James Elson Architect/Jim Elson  
16611 N 91st St 105  
Scottsdale, AZ 85260  
480-515-9332

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** The Airport director has reviewed and conditionally approved this case.

**PUBLIC COMMENTS:** No public comment has been received on this case.

**REQUEST:** Site plan and elevations approval for a 4 building office warehouse project on a 5.8-acre site.

**LOCATION & ZONING:** Between 90<sup>th</sup> and 91<sup>st</sup> Streets, south of Bahia Dr. and north of WestWorld, in Horseman's Park. The site is zoned I-1 (Industrial Park) District.

**CHARACTERISTICS:** The site is level undeveloped land with the Old Verde Canal running through the northern part of the site.

**HISTORY:** The site is in the Horseman's Park Planned Community Development approved in 2001 and was re zoned from R1-35 (Residential) to (I-1) Industrial Park District in January 2003. Streets and infrastructure improvements are constructed as part of the Bell Road II Improvement District.

**DISCUSSION:** The 4 office warehouse buildings contain a total of 83,321 sq. ft. and range in area from 17,150 to 27,035 sq. ft. Of the total floor area, about 39,985 sq. ft. is used as office while the remaining 43,336 is used for warehouse purposes. Access is from 2 locations on each of 90<sup>th</sup> and 91<sup>st</sup> streets that end in cul-de-sacs at the northwest and northeast sides of the site respectively. Internal driveways and parking areas are located on both the north and south sides of the site and a drive aisle with access, loading and limited parking is located between, and at the rear of the buildings. The buildings are designed to have the more attractive fronts located along the north and south sides of the site toward the Old Verde Canal and WestWorld respectively, and the plainer, less

attractive loading and rear access door areas facing inward and generally not visible from off the site. The site has an FAR of 0.33. Building heights are 27 ft.

The applicant has consulted with WestWorld representatives to agree to place a combination of 3 ft CMU and 3 ft. tall wrought iron wall/fence in addition to a landscape buffer, along the south side of the site. The major portion of the Old Verde Canal is protected with the site design, however a 3 ft. tall retaining wall is situated along the canal's south berm, adjacent to the parking lot. A trail easement is provided along the north side of the canal. A 470 CFS drainage channel will be modified to run north south through the site and is engineered to have relatively natural appearing, earthen-concrete, landscaped banks. Open spaces is provided along the north (Verde Canal) and south sides of the site as well as around and between the buildings with a total of 60, 892 sq. ft. provided and 37,778 sq. ft. required. Parking is located on the north and south sides of the site with 210 spaces provided and 188 required.

The buildings have a southwest business office style with center scored and split faced CMU block walls with details and accent courses and a stucco finished parapet roof. Large glass areas with solar bronze glazing are located toward the front sides (north and south of the site) with recessed entries, and 10 ft. wide, curved-flat, rusted steel canopies supported by steel beams resting on 8-ft. wide triangular shaped cultured stone-finished piers and concrete columns. Walls contain a combination of mauve, tan and brown colors. Inward facing rear portions of the buildings contain similar wall materials with 12 by 12 ft. roll-up doors and man doors only. Four (4) ft. wide painted lattice shade canopies cover all of the other windows away from entry areas. Ten (10) ft. wide base planting and sidewalk area surround the front and sides of the buildings adjacent to parking lots. Landscaping includes Mesquite, Palo Verde, Palo Brea and other suitable shrubs and plant materials.

**KEY ISSUES:** Key issues addressed are the protection of the Old Verde Canal, treatment of the drainage channel running north south through the site and screening of the site from WestWorld.

**RELATED CASES:**

- Case 33-ZN-2000 approved the Horseman's Park West Overlay in March 2001.
- Case 18-ZN-2002 zoned the site to I-1 (Industrial Park) District in January 2003.
- Case 9-DR-2003 approved the 9 building office warehouse project north of this site in Feb 2003.

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Al Ward  
Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Building A Elevations
- #7-Building B Elevations
- #8-Building C Elevations
- #9-Building D Elevations
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 37-DR-2003  
**REQUEST:** Approve site plan and elevations for a new health studio  
**PROJECT NAME:** L A Fitness  
**LOCATION:** 1900 N Scottsdale Rd

**DEVELOPER/OWNER:** Scottswest Associates Inc  
**ARCHITECT/DESIGNER:** Robert Kubicek Architects  
**ENGINEER:** Ra Civil Engineering  
**APPLICANT/COORDINATOR:** L A Fitness International L L C/Jorge Calderon  
8105 Irvine Center Dr., Ste 200  
Irvine, CA 92618  
602-955-3900

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Other than general inquires, there have been no comments.

**REQUEST:** This is a request to approve the site plan and elevations for a new health studio.

**LOCATION & ZONING:** This property is located near the southwest corner of Scottsdale Road and Palm Lane. The site is zoned Highway Commercial District (C-3).

**CHARACTERISTICS:** The 5-acre site contains an existing commercial building and parking lot. The surrounding area consists of commercial zoning and development to the north, east, and southwest, and there is multi-family housing development to the northwest.

**HISTORY:** On May 14, 2003, the Planning Commission recommended that City Council approve the use permit for the health studio (5-UP-2003). On June 16, 2003, the City Council will consider approving the use permit. In the event the use permit is not approved on June 16<sup>th</sup>, this case will be rescheduled.

**DISCUSSION:**

The applicant proposes to operate a health studio in a new 41,000 square-foot building. The proposed new building and parking lot will be in the same general configuration as the existing building and parking lot. New landscaping and parking areas are also proposed.

The proposed building ranges in height from 26 feet to 36 feet, with a 48 foot tall entrance feature rotunda. The stucco (EIFS) building ranges in color from different shades of tan to yellow and mauve accents. The diamond accents on the rotunda are

raised over the stucco backing. The main entry includes a covered entry colonnade and canopy with steel awnings. The pedestrian walkways from the parking area to the entry plaza are tree-lined with periodic building-mounted awnings to cover the walkways.

A new 6-foot tall wrought iron fence with intermittent supporting block columns is proposed along the west property lines shared replace the existing chain link fence. New landscaping surrounding the building include Sissoo trees along Scottsdale Road and the driveways, and Mexican Fan Palms marking the building entrance.

**RELATED CASES:** 5-UP-2003

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Tim Curtis  
Project Coordination Manager  
480-312-7000

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscaping Plan
- #7-Elevations
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 27-DR-2001 #2  
**REQUEST:** Approve site plan & elevations for revised screen wall  
**PROJECT NAME:** Cricket Communications  
**LOCATION:** NEC Hayden & Jomax Rds.

**DEVELOPER/OWNER:** Cricket Communications  
**ARCHITECT/DESIGNER:** BDA Engineers  
**APPLICANT/COORDINATOR:** Cricket Communications/Lorraine Davies  
4050 E Cotton Center Blvd Bldg 5, Ste 59  
Phoenix, AZ 85040  
602-458-4438

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Staff has shared the information contained in this submittal with an interested citizen, who has concerns regarding the project related to: 1) the wall not being battered for the entire perimeter of the enclosure 2) the color of the brick and 3) the painting of the mounting hardware on the tower.

**LOCATION & ZONING:** The project is located on the 2<sup>nd</sup> transmission tower north of the Jomax and Hayden intersection.

**HISTORY:** This project received its original DRB approval in 2001 and this request is to approve the applicant's proposal to comply with their stipulations.

**DISCUSSION:** At the time this project was approved by the DRB, there was a discussion about making the walls of this project 'battered' (thicker at the base than at the top) and also to be a genuine adobe. Testimony at that hearing suggests that this wall should match another cellular enclosure south of this site, however it was not a specific stipulation made by the DRB. The previous stipulations of that case are attached to this report. The specific stipulation that refers to the battered element is as follows:

*"The proposed screen wall shall be authentic adobe construction, with battered (angled) corners. Plans submitted for permit shall demonstrate this requirement to the satisfaction of Development Quality/Compliance staff."*

The applicant went through the final plans review process and received a building permit, however the walls were not approved with the battered form as stipulated above. Staff brought this to the applicant's attention and they are now requesting approval to place additional adobe brick at each corner to complete the battered look.

The city's building code staff has reviewed the structural stability of the added brick and has determined it is acceptable.

The adobe brick color does not match the wall several hundred feet to the south, which is more of a buff clay color as compared to the brick on this site that is more terra cotta. Staff believes the character and organic nature of the brick meets the aesthetic requirements that were originally intended. The applicant is still required to paint out the galvanized metal mounting hardware that was used.

During the construction of the wall, many of the desert shrubs were lost. The applicant is proposing a revegetation plan that will replace 14 trees (palo verde and ironwood) back on the site along with several hundred bursage. Staff feels that the density of the bursage could be cut back to match the existing plant densities in the area and this issue will be coordinated with inspection services.

**KEY ISSUES:**

- Color of the brick does not match an existing wall in the area. *The stipulations required genuine adobe, which was installed.*
- Located alongside the transmission line trail – in the proposed preserve. *The wall does not obstruct the trail.*
- Site plants that were damaged during construction to be replaced. *The amount of bursage to be installed will be reduced at the time of installation to match existing plant densities.*

**RELATED CASES:**

Original approval: case 27-DR-2001

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Jayna Shewak  
Project Coordination Manager  
480-312-7000

**ATTACHMENTS:**

#1-Project Narrative  
#2-Context Aerial  
#2A-Aerial Close-Up  
#3-Zoning Map  
#4-Context Photos – Existing Wall Elevations  
#5-Site Plan  
#6-Landscaping Plan  
#7-Section view of proposed battered element  
A-Stipulations for this case  
B-Ordinance Requirements for this  
A.1- Stipulations from previous case

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 28-DR-2003  
**REQUEST:** Approve site plan & elevations for a retail/office project  
**PROJECT NAME:** The Villages at Pinnacle Peak  
**LOCATION:** West of the NWC of Alma School & Jomax Roads

**DEVELOPER/OWNER:** Ptarmagan  
**ARCHITECT/DESIGNER:** S K D Inc  
**ENGINEER:** E. M. E.  
**APPLICANT/COORDINATOR:** S K D Inc/Steve Kim  
1402 W El Alba Way  
Chandler, AZ 85224  
602-999-3140

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** No public comment has been received on this case.

**REQUEST:** Site plan and elevations approval for a 6 building retail and office center on 5.94 ac.

**LOCATION & ZONING:** West of the northwest corner of Pinnacle Peak and Alma School Roads, just east of the Pinnacle Peak Patio. The site is zoned C-2 ESL (Central Business) Dist.

**CHARACTERISTICS:** The site is undeveloped, mainly native desert with rolling and gentles slopes, dropping toward the south.

**HISTORY:** The case was rezoned to C-2 District in 1995. The case stipulated that the maximum allowable FAR for the site is 0.15.

**DISCUSSION:** The request is for 6, office-retail building containing about 38,326 sq. ft. on a 5.94-ac. site. All of the buildings are single story and range in area from 4,000 to 7,600 sq. ft. The site has a single access to Jomax Rd. to the south. A second, emergency only access is proposed along the east side of the site, and will be developed in conjunction to the property to the east. Internal driveways and parking areas are provided around and between the buildings with 202 spaces required and 146 spaces provided. Open space is provided mainly along the Jomax Rd. frontage and along the west side of the site with 88,896 sq. ft. of open space provided and 40,860 sq. ft. required. A large NAOS area is located along the west side of the site, which also contains a 91CFS wash.

The buildings have a contemporary southwest office/retail style with some slanted, tan and brown EIFS and ledgerstone finished walls and columns set on dark brown split face CMU



bases. The buildings have metal-pitched standing seam metal roofs and range in height from 19 to 28 ft. The larger buildings are "L" shaped and contain raised roofs at the entryways with storefront glass on each side of the building. Cultured stone and stucco finished wall and column details divide light green tinted window areas, which are recessed 6 to 12 in. from the face of the building. Muted green, flat metal canopies cover many of the glass areas and extend about 3 ft. past the face of the building and about 4 ft. from the building at the entrances.

The landscape plan contains a xeriscape palette with Palo Verde, Desert Willow and Ironwood trees plus Ocotillo, Jojoba, saguaro, Agave and other suitable desert plant materials. Pedestrian connections are provided from the sidewalk along Jomax Road, into the site and connecting the buildings.

**KEY ISSUES:**

The applicant has made modifications to the exterior of the buildings to make the proposal reasonably compatible with structures in this area.

**RELATED CASES:**

- Case 62-ZN-1994 rezoned the site to C-2 (Central Business) Dist in 1995.

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Al Ward  
Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscaping Plan
- #7-Elevations
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 33-DR-2003  
**REQUEST:** Approve site plan, hardscape/landscape plans, & elevations for Loloma PBD Project, Downtown Scottsdale Residential – Phase 1  
**PROJECT NAME:** Loloma PBD Project, Downtown Scottsdale Residential-Phase 1  
**LOCATION:** 7033 E Main St

**DEVELOPER/OWNER:** Arts District Group LLC  
**ARCHITECT/DESIGNER:** DFD CornoyerHedrick  
**ENGINEER:** Gannett Fleming Inc  
**APPLICANT/COORDINATOR:** DFD CornoyerHedrick/Peter Petkas  
2425 E Camelback Rd Ste 400  
Phoenix, AZ 85016  
602-381-4848

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** The Water Department has reviewed and approved the water feature located in front of Building G along Goldwater Blvd.

**PUBLIC COMMENTS:** The applicant has been working closely with the surrounding neighbors and the Downtown constituents since the inception of this project. Within the past month, the applicant has notified the surrounding neighbors regarding the submittal of this case. (See Attachment #23-Public Input) There have been no comments from the public regarding this proposal at the time of drafting this report.

**HISTORY:** On April 26, 2002 a Redevelopment Agreement between the City Of Scottsdale and Arts District Group, LLC was recorded by Maricopa County. The agreement specifies the name as the Loloma PBD Project and outlines how the project will be developed. On March 11, 2002 the City Council approved the rezoning of the properties within the entire project from Central Business District (C-2) to Downtown/Retail Specialty, Type 1 in Planned Block Development overlay (D/RS-1 PBD); from Central Business District (C-2) to Downtown/Residential/Hotel, Type 2 with a Planned Block Development Overlay (D/RH-2 PBD); and from Downtown/Office Commercial, Type 2 (D/OC-2) to Downtown/Office Commercial, Type 2 with a Planned Block Development Overlay (D/OC-2 PBD). Prior to this rezoning case, the Development Review Board reviewed all amendments to PBD (Planned Block Development) standards and made recommendations to the Planning Commission and City Council.

**PHASING:** The entire Loloma PBD Project, specified in the Redevelopment Agreement, consists of approximately 9 acres that is located between Main Street on the north, Goldwater Boulevard on the south and west, and Marshall Way on the east. The project has been broken up into four phases. This case is Phase 1 of a four-phase

project and consists of 2.11 acres. Phase 1 is called Downtown Scottsdale Residential. (See Attachment #5 – Phasing Plan)

**REQUEST:** The applicant requests approval of site plan, hardscape/landscape plan, and elevations for the 2.11-acre site. This site will include an underground parking garage, and three retail/residential buildings.

**LOCATION & ZONING:** Phase 1 is located between Main Street to the north, First Street alignment to the south, Goldwater Boulevard to the west, and Marshall Way to the east. There are two parcels located along Marshall Way that are not part of Phase 1. These parcels will return to the Development Review Board in a separate application. Phase 1 falls into two zoning categories. The parcels between Main Street and the alley alignment are zoned Downtown/Retail Specialty, Type 1 in a Planned Block Development Overlay (D/RS-1 PBD) and the remaining parcels between the alley alignment and the First Street alignment are zoned Downtown/Residential/Hotel, Type 2 in a Planned Block Development Overlay (D/RH-2 PBD). (See Attachment #3-Zoning Map)

**CHARACTERISTICS:** Currently, there are two existing buildings located on the parcels just south of Main Street that will be demolished. The remaining parcels are vacant with no vegetation except for a surface parking lot located along Marshall Way. (See Attachment #2A-Aerial)

**DISCUSSION:** The project will be outlined in four sections for the ease of describing the proposal: Building A, Building G, Underground Garage/Plaza, Hardscape/Landscaping.

#### Building A

Building A consists of two buildings located on the parcels just south of Main Street. The two buildings will contain a total of 9,037 sq. ft. of retail space on the ground floors and 7 residential units on the second floors. The building height along Main Street match the height of the adjacent buildings to continue the existing character found along the street.

The height of the buildings increases as they step back toward the alley alignment and reaches a total height of 35 ft.-6in. This height is in compliance to the zoning case stipulation of 36 ft.

The building elevations are composed of Trendstone masonry units, sized to the pedestrian level, and stucco with a combination of flat parapet and hip roofs composed of standing seam metal. The wall planes are broken up with columns and second floor balcony running the length of the east/west and north portions of the buildings. Tower elements have been placed at the southern portion of each building to give access to the residential units located on the second floors. The first floor of each building, including the columns, is faced with the Trendstone masonry units "seashell" and include a base wainscot of Trendstone masonry units "black canyon". The stucco portions of the buildings are painted tan "market basket" and the standing seam metal roof dark gray "citadel". Decorative masonry balls and the railings are painted dark copper "roaring

earth". All windows and doors are recessed the thickness of the walls and framed with aluminum painted white "linen".

The two buildings face each other and create a walkway, leading to southern portion of the project, called the Artists Alley. The Artists Alley is a separate parcel that will be deeded to the City as part of the Redevelopment Agreement. The applicant has proposed a shade pavilion along Main Street to signify its entrance. This structure consists of a rotunda painted dark copper "roaring earth" held up with four stucco columns painted tan "market basket" to match the buildings. In the future, the applicant may add some art under the pavilion to meet the projects public art requirements. Staff has stipulated that the applicant must receive the Scottsdale Cultural Council, Development Review Board, and final plans (if required) approvals for the phase one art plan prior to the issuance of a Temporary-Certificate-of-Occupancy. (See Attachment #16-Public Art Master Plan) The applicant has identified a variety of spaces to fulfill this requirement.

Steel shaded canopies painted dark gray "citadel", to match the roof, have been placed along Main Street and the Artists Alley at the ground floor level to provide shade for pedestrians. The shade structures encroach into the city parcel that is not permitted by the Redevelopment Agreement. Therefore, Staff has incorporated a stipulation requiring the developer to obtain city approval of an amendment to the Redevelopment Agreement or any other appropriate documentation as determined by the City Manager prior to obtaining a building permit. The stipulation further states that if approval is not granted, the buildings may be built without the shade structures.

Residents will have vehicular access to the residential units from the alley alignment located on the south side of Buildings A. All seven units each have one garage that are located on the south side of the buildings. Parking has been satisfied for these two buildings through the seven garages and through the use of 31 in-lieu parking spaces. The Redevelopment Agreement granted the applicant a total of 91 in-lieu parking spaces to be used throughout the entire Loloma PBD project, Staff has established a master parking report to keep track of all parking spaces as each phase is developed.

#### Building G

Building G is a four-story building located south of the alley alignment and east of Goldwater Boulevard. The building will contain 27 residential units and approximately 4,636 sq. ft. of retail space that will be located on the west side of the Artists Alley. Artist Alley, the primary pedestrian spine, extends from Main Street south to First Street alignment where the existing Transit Center and future plaza area is located. (See Attachment #7-Pedestrian Circulation Diagram) The building height reaches 46 ft., not including the allowed height for screening, which is in compliance with the zoning stipulation of 48 ft.

Vehicular access to Building G will come off of the First Street alignment. This will become a private drive and contain a gate where the street meets the circular bus turn-around at the Transit Center. This fulfills a stipulation from the zoning case. There are three drives to Building G off of the private drive, one to the port cochere along Goldwater Boulevard,

and two to the ground level parking garage. The port cochere drive is the only one that continues to the alley alignment located on the north side of the building. Parking requirements have been satisfied with the on-site parking spaces located on the ground floor of the building.

The building elevations are consistent with the elevations of Building A. They are composed of Trendstone masonry units, sized larger than the Building A units, and stucco with flat parapet roofs. The wall planes on the east, west and south sides are broken up horizontally and vertically through a variety of architectural elements and colors. Tower elements, housing the elevator shafts, have been placed at the east and west sides of the building. Hip roofs, composed of standing seam metal and painted dark gray "citadel", cap off the tower elements. The entire ground floor of the building, except the north elevation along the alley alignment, consists of the Trendstone masonry units "seashell" and include a wainscot of Trendstone masonry units "black canyon". Columns, also composed of the Trendstone masonry units "seashell", have been incorporated on the second and third floors to frame and hold up the balconies. The remaining portions of the building consist of stucco painted tan "market basket". The applicant has accented certain wall planes on the elevations with gray "lava rock". All balcony railings are painted dark gray "citadel" to match the roof and shade canopies.

The ground floor of the east elevation, adjacent to Artists Alley, matches the Building A by using the columns composed of Trendstone masonry units "seashell" and the decorative masonry balls painted dark copper "roaring earth". A rotunda element, incorporated as part of the retail space, has been placed on the southern portion of the elevation. The element is similar to the free-standing rotunda found on Main Street at the north end of the Artists Alley. The two focal points tie each end of the Artists Alley together.

Steel shaded canopies painted dark gray "citadel", to match the roof, have also been placed along the Artists Alley at the ground floor level to provide shade for pedestrians. As in the case with Buildings A, the shade structures encroach into the city parcel that is no permitted by the Redevelopment Agreement. Therefore, Staff has incorporated a stipulation requiring the developer to obtain city approval of an amendment to the Redevelopment Agreement or any other appropriate documentation as determined by the City Manager prior to obtaining a building permit. The stipulation further states that if approval is not granted, the buildings may be built without the shade structures.

A similar situation occurs on the north elevation of Building G with the residential unit balconies and the roof overhangs. The balconies encroach into the city parcel that is no permitted by the Redevelopment Agreement. Therefore, Staff has incorporated another stipulation requiring the developer to obtain city approval of an amendment to the Redevelopment Agreement or secure airspace rights or any other appropriate documentation as determined by the City Manager prior to obtaining a building permit. The stipulation further states that if approval is not granted, the buildings may be built without the shade structures and roof.

#### Underground Garage/Plaza

Under the entire Building G and the adjacent three parcels to the east is an under ground parking garage containing approximately 130 parking spaces. According to the Redevelopment Agreement, the applicant will convey the parking to the City for public parking purposes. Access to the garage is entered off of Marshall Way and the along the alley alignment. At this point there is a ramp, staircase and elevator bulk head. (See Attachment #15-Garage Elevations) Staff has stipulated that the sides of the parking garage ramps, stairs, and elevator bulk head be finished to match the building using one of the following methods: painted concrete, or integral colored concrete and/or textured concrete to the satisfaction of the Project Coordination Manager.

There is a proposed Plaza located south of the parking garage ramps, stairs, and elevator bulk head, east of the Building G façade/Artists Alley, and north of the Transit Center bus turn around area. The Plaza will be sited on deck of the underground parking slab and tie the Artists Alley to the Transit Center. After its design, the Plaza shall return for a separate Development Review Board approval.

#### Hardscape/Landscaping

The hardscape plan shows canterra stone pavers extending from Main Street, down Artists Alley, and circling the western edge of the Transit Bus Station turn around area. The area is accented with a meandering line of dark gray concrete with focal points at the free-standing rotunda on Main Street, the center of the alley alignment between Buildings A and G and at the retail space southern rotunda. Since the Plaza has not been designed yet, Staff has stipulated that the hardscape return for Staff Approval prior to Final Plans submittal. This is to help insure both the Artist Alley and Plaza have the same designs and materials to tie them together. The First Street alignment, private drive, will consist of exposed aggregate concrete with colored bands laid out in a square pattern.

The landscape plan indicates a variety of landscaping along Goldwater Boulevard including Evergreen Pear, Eucalyptus, and Date Palm trees. Ten colored pots with Ficus trees have been placed along Artists Alley and four more at the hardscape center focal point along the alley alignment. The applicant has placed Ash trees along the southern side of First Street alignment, private drive, and around the Transit Station bus turn around area to provide shade for pedestrians. To provide a better landscape base at the southern elevation of Building G and utilize the trees for pedestrians on the south side of First Street, Staff has stipulated the applicant consider relocating the sidewalk on the south side of Building G to the south side of the First Street alignment, private drive. The applicant shall submit a landscape plan to the satisfaction of the Project Coordination Manager, showing new landscaping between the south elevation of the Building G and the north curb of First Street alignment.

**RELATED CASES:** 2-ZN-00, 7-UP-00, and 9-UP-00

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-UP
- #3-Zoning Map
- #4-Context Photos (Booklet Enclosure)
- #5-Phasing Plan
- #6-Site Plan
- #7-Pedestrian Circulation Plan
- #8-Hardscape/Landscaping Plan (north)
- #9-Hardscape/Landscaping Plan (south)
- #10-Building A Elevations (north and south)
- #11-Building A Elevations (west, east, and east/west inside)
- #12-Building G Elevations (north and south)
- #13-Building G Elevations (east and west)
- #14-Main Street Streetscape
- #15-Garage Elevations
- #16-Public Art Master Plan
- #17-Building A Grade Floor Plan
- #18-Building A First Floor Plan
- #19-Building G Grade Parking Plan
- #20-Building G First Floor Plan
- #21-Building G Second Floor Plan
- #22-Building A Third Floor Plan
- #23-Public Input
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** June 19, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 34-DR-2003  
**REQUEST:** Approve site plan & elevations for a new drugstore and a commercial pad  
**PROJECT NAME:** Eckerd Drug Store  
**LOCATION:** NWC Indian School & Miller Rds

**DEVELOPER/OWNER:** Joe Song et al  
**ARCHITECT/DESIGNER:** Sam J West Architect  
**ENGINEER:** Morea-Hall Engineering, Inc  
**APPLICANT/COORDINATOR:** Sam J West Architect/Sam West  
8160 N Hayden Rd Ste J210  
Scottsdale, Az  
480-994-5728

**STAFF RECOMMENDATION:** Approve, subject to the attached stipulations.

**PUBLIC COMMENTS:** Other than general inquiries, there have been no comments.

**REQUEST:** This is a request to approve the site plan and elevations of new commercial buildings.

**LOCATION & ZONING:** The property is zoned Highway Commercial District (C-3) and is located at the northwest corner of Indian School Road and Miller Road. The site is located at the eastern edge of the downtown.

**CHARACTERISTICS:** The site is flat and mostly vacant, and contains an unoccupied residential structure. There is a church site to the north and the City's Community Design studio to the east.

**HISTORY:** In April and May, 2003, the Development Review Board reviewed the proposed development plan in study sessions and provided feedback to the applicant. The Board discussed the goals of the Downtown Design Guidelines, and emphasized orienting the drugstore to Indian School Road and designing the site with a pedestrian emphasis.

**DISCUSSION:**

The applicant proposes to construct a new drugstore and restaurant on the 3-acre site. The drugstore will be developed on the east side of the site as the first phase, with the restaurant on the west side of the site at a later phase. Both buildings are architecturally similar, having smooth plaster finish trimmed with brick. Weathered steel pergolas, having a 15-foot under clearance and dry stack stone columns, are proposed along pedestrian



walkways. The buildings range in height, with the drugstore ranging from 27 to 37 feet in height, and the restaurant ranging from 24 to 29 feet in height.

Access to the site will be from Indian School and Miller Roads, with a potential cross-access to 75<sup>th</sup> Street through City property to the west. Street improvements will be made to Indian School Road at this location as a City project in the future, and the applicant is proposing to participate in those improvements by constructing a deceleration lane into the site. The applicant will present a future bus stop on Indian School Road and corner art feature to the Development Review Board at a later date. Trees along Indian School Road have been stipulated to be Sissoo trees, which is the established street tree in the area.

**KEY ISSUES:**

The following key issues have been identified for this project to be consistent with the Downtown Urban Design and Architectural Guidelines:

- **Strong street relationship:** The guidelines suggest there be a strong relationship between the building and the street corner. Site and Building Design Stipulation #3 reconfigures the two-way driveway along the south and east sides of the drugstore building into a one-way driveway with angled parking. It has also been stipulated that the parking area between the building and the street be constructed of decorative pavers. These stipulations would do the following:
  - Maintain vehicular access and parking around the building;
  - Strengthen the relationship between the building and street by reducing the presence of a parking lot;
  - Increase the pedestrian design emphasis; and
  - Reduce conflicting vehicular movements as vehicles maneuver into the drive-through.
- **Landscaping:** It has been stipulated that landscaping be provided along the north property line to create a landscape buffer between the church parking lot and the new parking lot, as well as help screen the loading area wall.
- **Human scale:** The guidelines suggest that buildings be designed for the human scale. The tall pergolas and high windows on the drugstore may be considered out of scale for the pedestrian.

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Tim Curtis  
Project Coordination Manager  
480-312-7000

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Aerial
- #2A-Aerial, Close up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- A-Stipulations
- B-Ordinance Requirements